



SUITABLE FOR ALTERNATIVE USES STP

2 JAMES STREET, SOUTHAMPTON, SO14 1PJ

OFFICE FOR SALE

3,695 SQ FT (343.28 SQ M)



Summary

TWO STOREY OFFICE UNIT FOR SALE - SUITABLE FOR ALTERNATIVE USES, SUBJECT TO PLANNING

Available Size 3,695 sq ft

Price £325,000.00

EPC Rating D (83)

- Central Southampton location
- Close to shops and bus routes
- Large student population

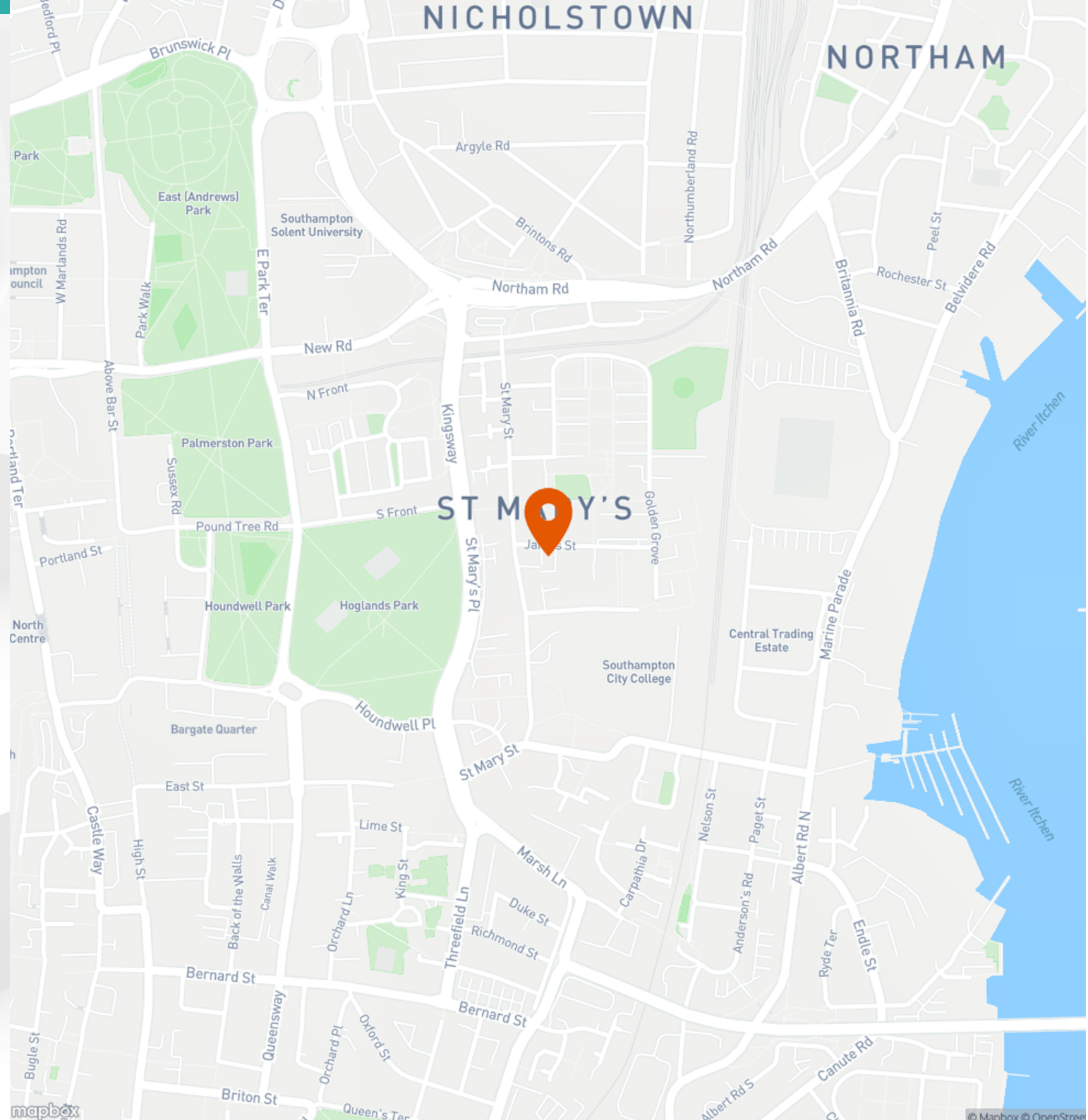


Location



2 James Street, Southampton,
SO14 1PJ

St Mary's is a secondary thoroughfare well used by local student population and local residents alike. Southampton Solent University has a fitness centre and gym nearby, whilst other occupiers include local convenience stores, bars and independent retailers.





Class Project -
Class Wi-Fi

Paper

Further Details

Accommodation

The accommodation comprises the following Gross Internal areas:

Name	sq ft	sq m	Availability
Ground	2,190	203.46	Available
1st	1,505	139.82	Available
Total	3,695	343.28	

Description

2 James Street is a two storey building of brick construction under a flat roof. The property has parking available to the front front as well as a large parking area/yard to the rear, accessed via a separate entrance.

Internally the property is cellular in nature with a large reception area.

Specification

Large reception
Meeting rooms
WCs on each floor
Kitchen

Terms

The freehold of the property is available for sale.

Viewings

Strictly by appointment through the sole agent.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Property Measurement Standard

All floor areas are approximate and measured to Gross Internal Area in accordance with the RICS Property Measurement (2nd edition) incorporating RICS Code of Measuring Practice (6th edition).



Enquiries & Viewings



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